

A U S T I N C I T Y C O U N C I L
AGENDA

Thursday, July 27, 2006

[Back](#) [Print](#)**Zoning and Neighborhood Plan Amendments
(Public Hearings and Possible Action)
RECOMMENDATION FOR COUNCIL ACTION****ITEM No. 127**

Subject: C14-06-0065 - 2923 and 2933 Pecan Springs Road - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 2923 and 2933 Pecan Springs Road (Fort Creek Watershed) from single-family residence-standard lot-neighborhood plan (SF-2-NP) combining district zoning to family residence-neighborhood plan (SF-3-NP) combining district zoning. Planning Commission Recommendation: Forward to Council without a recommendation. Applicant and Agent: Sam E. Presley. City Staff: Robert Heil, 974-2330.

**Additional Backup
Material**

(click to open)

[Staff Report](#)**For More Information:**

ZONING CHANGE REVIEW SHEET**CASE:** C14-06-0065**PC. DATE:** May 9, 2006
May 23, 2006
June 13, 2006**ADDRESS:** 2923 & 2933 Pecan Springs**OWNER/AGENT:** Sammy E. Presley**ZONING REQUEST:** From SF-2-NP to SF-3-NP**SUMMARY STAFF RECOMMENDATION:**

Staff recommends family residence – neighborhood plan (SF-3-NP) combining district zoning for the tract.

PLANNING COMMISSION RECOMMENDATION:

May 9, 2006: Approved SF-3-NP on consent (8-0).

May 23, 2006: Voted to rescind the action of May 9, and reconsider the item on June 13. [D.SULLIVAN, K.JACKSON 2ND] (8-0) G.STEGEMAN – ABSENT

June 13, 2006: Motion for SF-3-CO with a limit of 2 duplex units failed 3-3. (Dealey, Moore, Stegman – Yes; Riley, Reddy, Cavazos – No. Sullivan, Jackson & Galindo not present).

Forwarded to Council without a recommendation.

DEPARTMENT COMMENTS:

There was a timely request filed by the neighborhood prior to the May 9th public hearing. This request was not included in the information provided to Planning Commission. The neighborhood was not present at May 9th, when the item was passed on consent.

On May 23, the Planning Commission rescinded its action of May 9th and voted to reconsider the action on June 13th. On June 13th, Planning Commission failed to pass a recommendation, and the case is being forwarded on to City Council without a recommendation.

There has been submitted in opposition to this project, and currently represents owners of 14.35% of the property within 200 feet of the subject tract. The neighborhood has stated its intent to pursue additional signatures.

The site zoned single family residence – neighborhood plan (SF-2-NP) developed with one single family home on each of the two lots. The intent is to develop each lot with one additional unit.

The surrounding neighborhood is a combination of SF-2-NP and SF-3-NP zoning, developed primarily with single family detached housing.

The neighborhood plan calls for single family use on the site. The request is compatible with the adopted neighborhood plan.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-2-NP	Single Family homes
<i>North</i>	SF-2-NP	Single Family homes
<i>South</i>	SF-2-NP	Church
<i>East</i>	SF-3-NP	Single Family homes
<i>West</i>	SF-3-NP	Single Family homes

AREA STUDY: The site falls within the Pecan Springs - Springdale Neighborhood Plan, which calls for single family use on the site. No plan amendment is required.

TIA: Not Required

WATERSHED: Fort Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No **HILL COUNTRY ROADWAY:** No

REGISTERED NEIGHBORHOOD ORGANIZATIONS:

- Pecan Springs – Springdale
- ANC
- Mueller Neighborhood Coalition
- Keep the Land
- PODER
- East MLK NPCT
- Anberly Airport Asn

SCHOOLS: (AISD)

- Jordan Elementary School
- Dobie Middle School
- LBJ High School

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	CAPITAL METRO	BICYCLE PLAN	SIDEWALKS
Pecan Spring	60'	36	Collector	No	No	No

CITY COUNCIL DATE: **ACTION:**

June 8, 2006: **Postponed to June 22 at the request of staff.**

June 22, 2006: **Postponed to July 27 at the request of staff.**

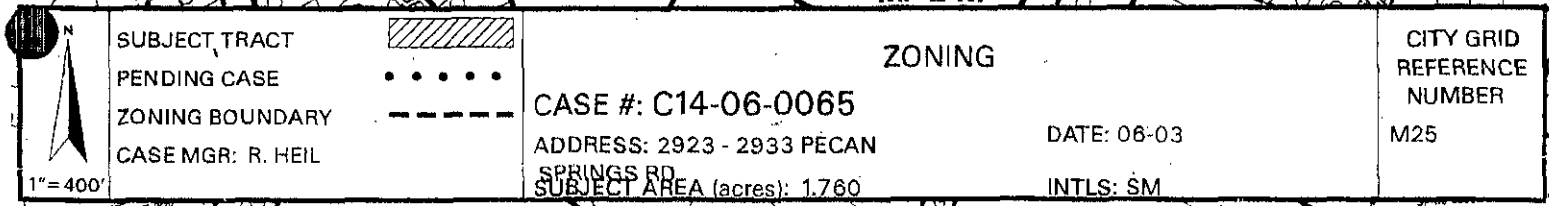
July 27, 2006:

ORDINANCE READINGS: 1st: 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Robert Heil
e-mail address: robert.heil@ci.austin.tx.us

PHONE: 974-2330





SUMMARY STAFF RECOMMENDATION

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. *Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

The change from SF-2 to SF-3 is a compatible change that will allow for a modest, appropriate level of infill.

2. *Zoning changes should be compatible with adopted neighborhood plans..*

The site falls within the Pecan Springs - Springdale Neighborhood Plan, which calls for single family use on the site. No plan amendment is required.

EXISTING CONDITIONS

Site Characteristics

The site is an already developed single family property. The surrounding zoning is SF-2 and SF-3 with single family and civic uses.

Environmental (Jason Traweck 974-2332)

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Fort Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

According to flood plain maps, there is no flood plain within the project area.

At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Transportation (Amy Link 974-2628)

No additional right-of-way is needed at this time.

The trip generation under the requested zoning is estimated to be 153 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

Existing Street Characteristics:

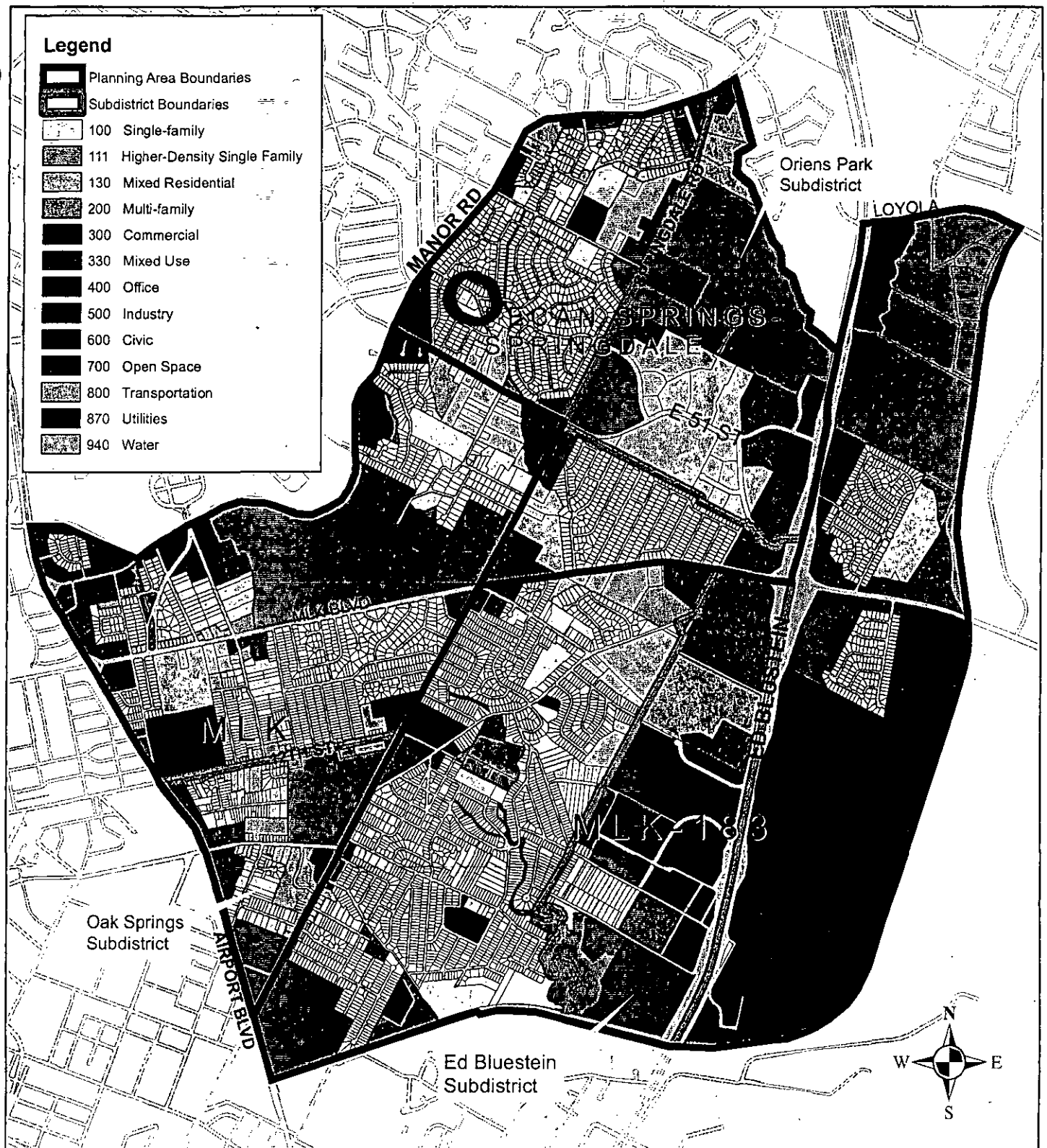
NAME	ROW	PAVEMENT	CLASSIFICATION	CAPITAL METRO	BICYCLE PLAN	SIDEWALKS
Pecan Spring	60'	36	Collector	No	No	No

Water and Wastewater (Paul Urbanek 974-3017)

The site is currently served with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or adjustment are required, the landowner, at own expense, will be responsible for providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City of Austin design criteria. The utility construction must be inspected by the City. The landowner must pay the associated and applicable City fees.

Site Plan (NIKKI HOELTER 974-2863)

No site plan comments



East MLK Combined Neighborhood Planning Area Future Land Use Map

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

Updates may occur past the date of this map. Please verify with the COA.

PETITION

Case Number:

C14-06-0065

Date:

June 8, 2006

Total Area within 200' of subject tract: (sq. ft.)

349,223.29

1	02-1820-0644	POWELL WILLIE RAY	196.67	0.06%
		DE LA CRUZ		
2	02-1820-0646	RUDOLPH JR	11,469.37	3.28%
3	02-1820-0649	CAUDLE VIRGINIA	10,329.01	2.96%
4	02-1820-1003	LOMAS VELETER	17,878.41	5.12%
5	02-1820-1004	ANDREW KENNETH L	9,178.49	2.63%
6	02-1820-1019	WILLIS JUDITH A	1,064.26	0.30%
7				0.00%
8				0.00%
9				0.00%
10				0.00%
11				0.00%
12				0.00%
13				0.00%
14				0.00%
15				0.00%
16				0.00%
17				0.00%
18				0.00%
19				0.00%
20				0.00%
21				0.00%
22				0.00%
23				0.00%
24				0.00%
25				0.00%

Validated By:

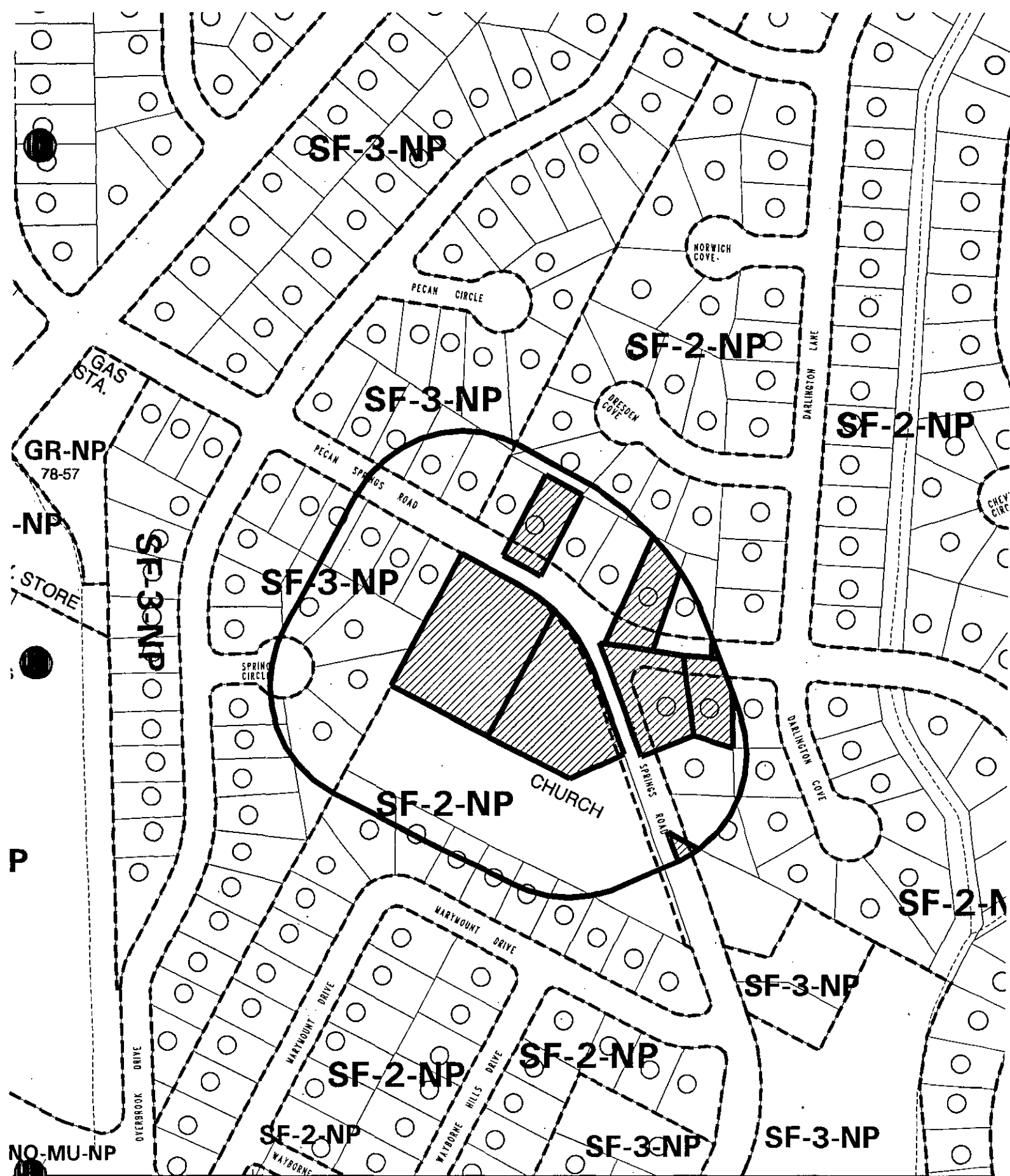
Stacy Meeks

Total Area of Petitioner:

50,116.20

Total %

14.35%



 1" = 200'	SUBJECT TRACT 	PETITIONS		CITY GRID REFERENCE NUMBER M25
	PENDING CASE	CASE #: C14-06-0065		
	ZONING BOUNDARY - - - - -	ADDRESS: 2923 - 2933 PECAN SPRINGS RD		
	CASE MGR: R. HEIL	DATE: 06-06 INTLS: SM		
SUBJECT AREA (acres): 1.760				

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-06-0065

Contact: Robert Heil, (512) 974-2330

Public Hearing:

May 9, 2006 Planning Commission

Dorothy Williams

Your Name (please print)

5308 DARLINGTON COVE

Your address(es) affected by this application

Dorothy Williams 5-3-06

Signature

Date

Comments: I think it would make
the neighborhood to close & congested
we have enough things in the area
now also sex offenders. Having area
taken care to much now this
will add on to the problem

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Robert Heil

P. O. Box 1088

Austin, TX 78767-8810



P E T I T I O NDate: 06-02-2006File Number: Case C14-06-0065

Address of

Rezoning Request: 2923-2933 Pecan Springs Road

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than SF-2.

The proposed zoning change to SF-3 allows duplexes and therefore does not promote home ownership that is a goal described in the Pecan Springs/Springdale Hills Neighborhood Plan, adopted by the City in 2002.

Duplexes are a detriment to the Pecan Spring/Springdale Hills neighborhood. A detriment is described as a poorly maintained property and/or a crime-ridden property.

The developer, Sam Presley, has not spoken with nor presented his case to the Pecan Springs/Springdale Hills neighborhood association despite several requests by the neighborhood association through Robert Heil, the case manager.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Greater Union
Baptist Church

Signature	Printed Name	Address
<i>[Signature]</i>	Robert L. Fryer	2939 Pecan Springs Rd.
<i>[Signature]</i>	Marcus Hayes	"
<i>[Signature]</i>	Walter Riley	"
<i>[Signature]</i>	FAY JOHNSON	"
<i>[Signature]</i>	Thelma J. Gibson	"
<i>[Signature]</i>	WALTER E. DOMAS	2929 Pecan Springs Rd.
<i>[Signature]</i>	Jessica L. Andrew	2929 Pecan Springs Rd.
<i>[Signature]</i>	Marion E. Powell	5400 Darlington Ln - Apt 7172
<i>[Signature]</i>	Walter R. Powell	6122 Darlington Ln
<i>[Signature]</i>	Kudry Dela Cruz	2926 Pecan Springs Rd.
<i>[Signature]</i>	JUDITH WILLES	3000 PECAN SPRINGS RD.
<i>[Signature]</i>	Darita Y. Caudle	2920 Pecan Springs Rd.

Date: _____

Contact Name: Tex Mitchell/Stephanie Tsen

Phone Number: (512)791-8324/(512)415-0658



Thursday, July 27, 2006

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**Zoning and Neighborhood Plan Amendments
(Public Hearings and Possible Action)
RECOMMENDATION FOR COUNCIL ACTION**

ITEM No. 128

Subject: C14-06-0080 - San Jose Lofts - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 108 W. Gibson Street (East Bouldin Creek Watershed) from multi-family residence-moderate high density-neighborhood plan (MF-4-NP) combining district zoning to general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning. Planning Commission Recommendation: To grant general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning. Applicant: Southside Church of Christ. Agent: Armbrust & Brown (Amanda Morrow). City Staff: Robert Heil, 974-2330.

**Additional Backup
Material**

(click to open)

[Staff Report](#)

For More Information: Robert Heil, 974-2330.

ZONING CHANGE REVIEW SHEET**CASE:** C14-06-0080 San Jose**PC. DATE:** May 23, 2006**ADDRESS:** 801 W. Gibson Street**OWNER/APPLICANT:** Southside Church of Christ**AGENT:** Ambrust and Brown (Amanda Morrow)**ZONING REQUEST:** From MF-4-NP to CS-MU-CO-NP**STAFF RECOMMENDATION:**

Staff recommends approval of CS-MU-CO-NP. The CO would reflect staff conditions as well as conditions agreed to by the neighborhood and applicant.

- Site Development Standards:
 - Limited to 1,400 unadjusted trips per day
 - Minimum Lot Width = 50'
 - Street side yard setback = 10'
 - Max. Building Coverage = 60%
 - Max. Impervious Cover = 75%
 - Max. Floor to Area Ratio = 1.25:1
 - Min. lot size = 5750 sq. ft.
 - Max. Height = 45 feet
 - Front yard setback = 10'
 - Interior Side Yard = None
 - Rear Yard = None
- The following uses would be permitted:
 - Administrative and Business Offices
 - Art Gallery
 - Art Workshop
 - Condominium Residential
 - Counseling Services
 - Family Homes
 - Group Home (Class I and II)
 - Hotel/Motel
 - Off-Site Accessory Parking
 - Off-site accessory parking shall only be provided for Lots 12 through 19, Block 13, Newning's Resubdivision of Blocks 13 and 2A, Swishers Addition.
 - On-site surface parking shall be prohibited.
 - Personal Improvement Services
 - Personal Services
 - Personal improvement service and personal service land uses shall only be allowed within 100 feet of the east property line.

- Professional Offices
- Religious Assembly
- Software Development
- Townhouse Residential
- Native vegetation, fencing , or another type of screening shall be constructed along the west property line.
- Non-residential development shall be limited to a total of 4,000 square feet of building(s) space, excluding the off-site parking.

PLANNING COMMISSION RECOMMENDATION:

May 9, 2006: Postponed to May 23 at the request of the staff.

May 23, 2006: *APPROVED STAFF'S RECOMMENDATION FOR CS-MU-CO-NP ZONING; BY CONSENT. [J.REDDY; K.JACKSON 2ND] (8-0) G.STEGEMAN – ABSENT*

DEPARTMENT COMMENTS:

The property is currently zoned MF-4-NP and is the site of a church. The intent of the applicant is to redevelop the site with roughly 85 residential condominium units with some associated commercial uses. Some off-site parking may be provided at this site for specific addresses on S. Congress Avenue (San Jose Hotel, Jo's Coffee Shop, and one empty lot).

Staff recommends approval of CS-MU-CO-NP, with the conditions listed above. The request is in accord with the neighborhood plan, and the proposed conditional overlay reflects the recommendations of the staff's neighborhood traffic analysis, and the positive results of negotiations between the applicant and neighborhood association.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	MF-4-NP	Church
<i>North</i>	SF-3-NP and CS-CO-NP	Single Family homes and commercial uses
<i>South</i>	CS-CO-NP	Auto Sales and other commercial Uses
<i>East</i>	CS-CO-NP, CS-1-CO-NP	Hotel, Coffee Shop, and other commercial uses
<i>West</i>	SF-3-NP	Single Family homes

AREA STUDY: The site falls within the Bouldin Neighborhood Plan which calls for mixed-use on the property. No plan amendment is required.

TIA: Not Required

WATERSHED: East Bouldin Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No **HILL COUNTRY ROADWAY:** No

REGISTERED NEIGHBORHOOD ORGANIZATIONS:

- Terrell Lane Interceptor Association
- Galindo Elementary Neighborhood Association
- South Central Coalition
- Austin Neighborhoods Council
- Bouldin Creek Neighborhood Association
- SoCo South First Street
- Bouldin Creek Neighborhood Planning Team
- Bouldin Forward Thinking

SCHOOLS: (AISD)

- Becker Elementary School
- Fulmore Middle School
- Travis High School

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	BICYCLE PLAN	CAPITAL METRO	SIDEWALKS
Gibson Street	70'	30'	Collector	No	No	Yes
James Street	60'	30'	Collector	No	No	No

CITY COUNCIL DATE: ACTION:.

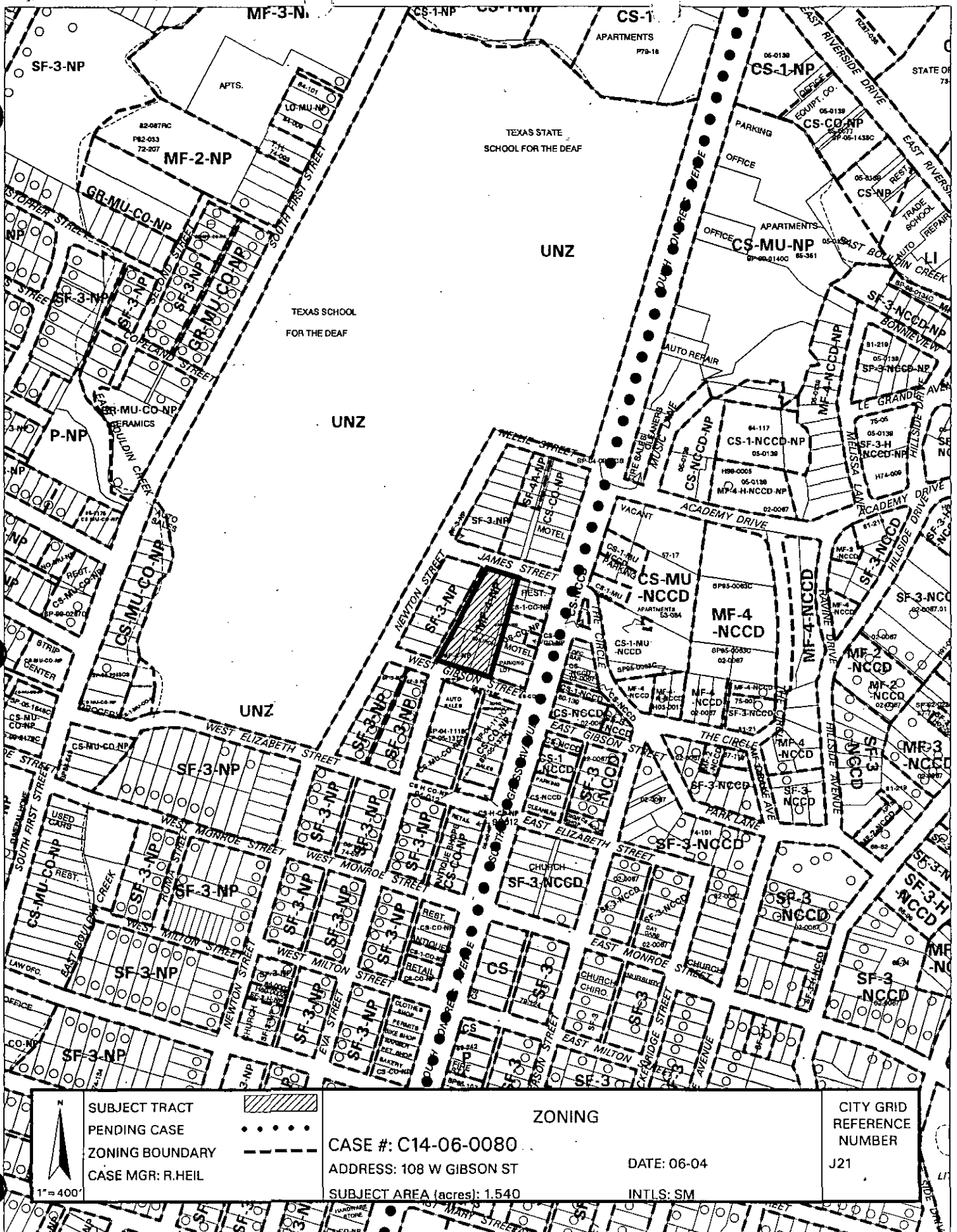
July 27, 2006:

<u>ORDINANCE READINGS:</u>	1st:	2nd	3rd
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ORDINANCE NUMBER:

CASE MANAGER: Robert Heil
e-mail address: robert.heil@ci.austin.tx.us

PHONE: 974-2330



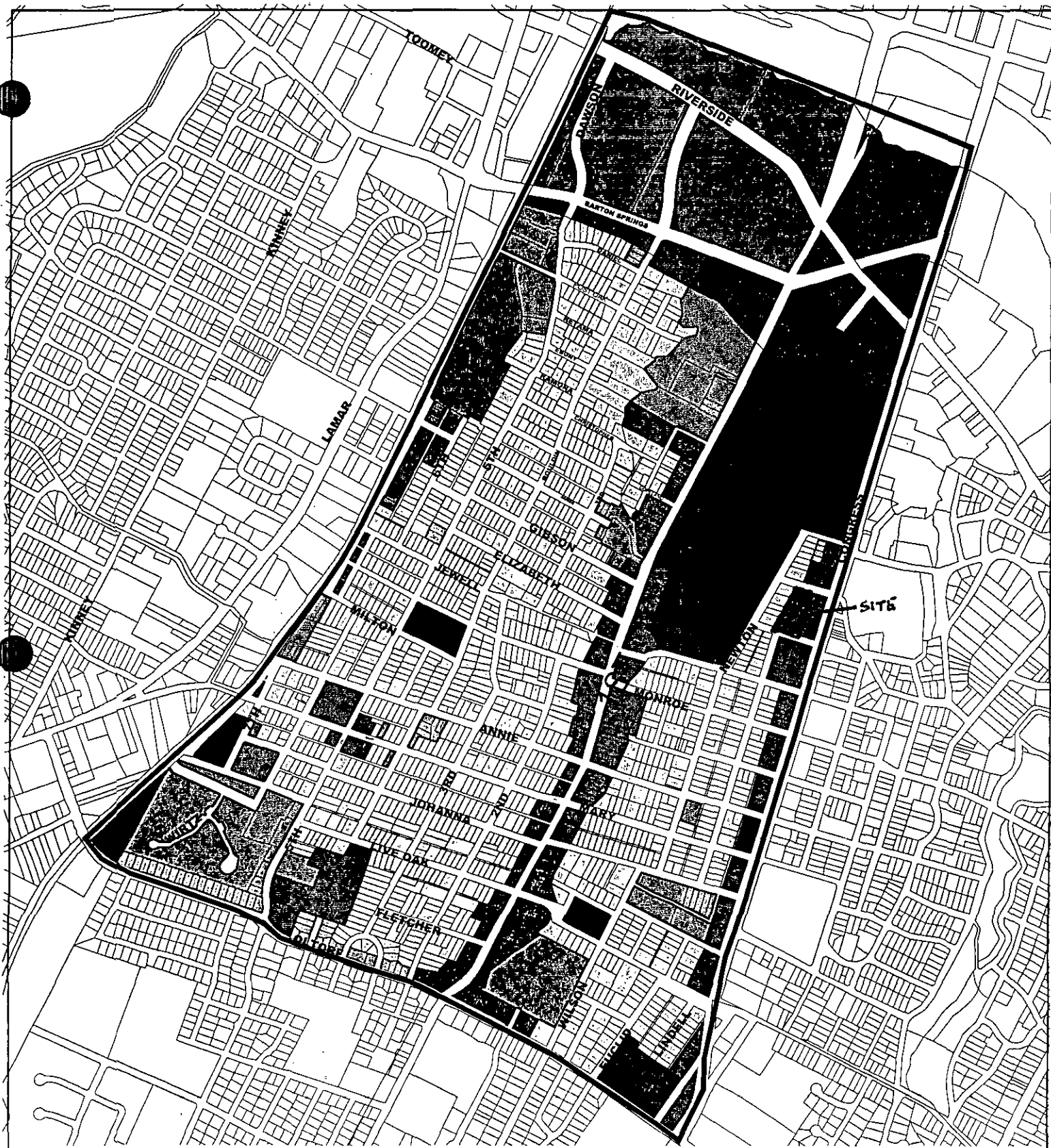
SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: R.HEIL

ZONING

CASE #: C14-06-0080
ADDRESS: 108 W GIBSON ST
SUBJECT AREA (acres): 1.540

DATE: 06-04
INTLS: SM







CITY GRID
REFERENCE
NUMBER
J21



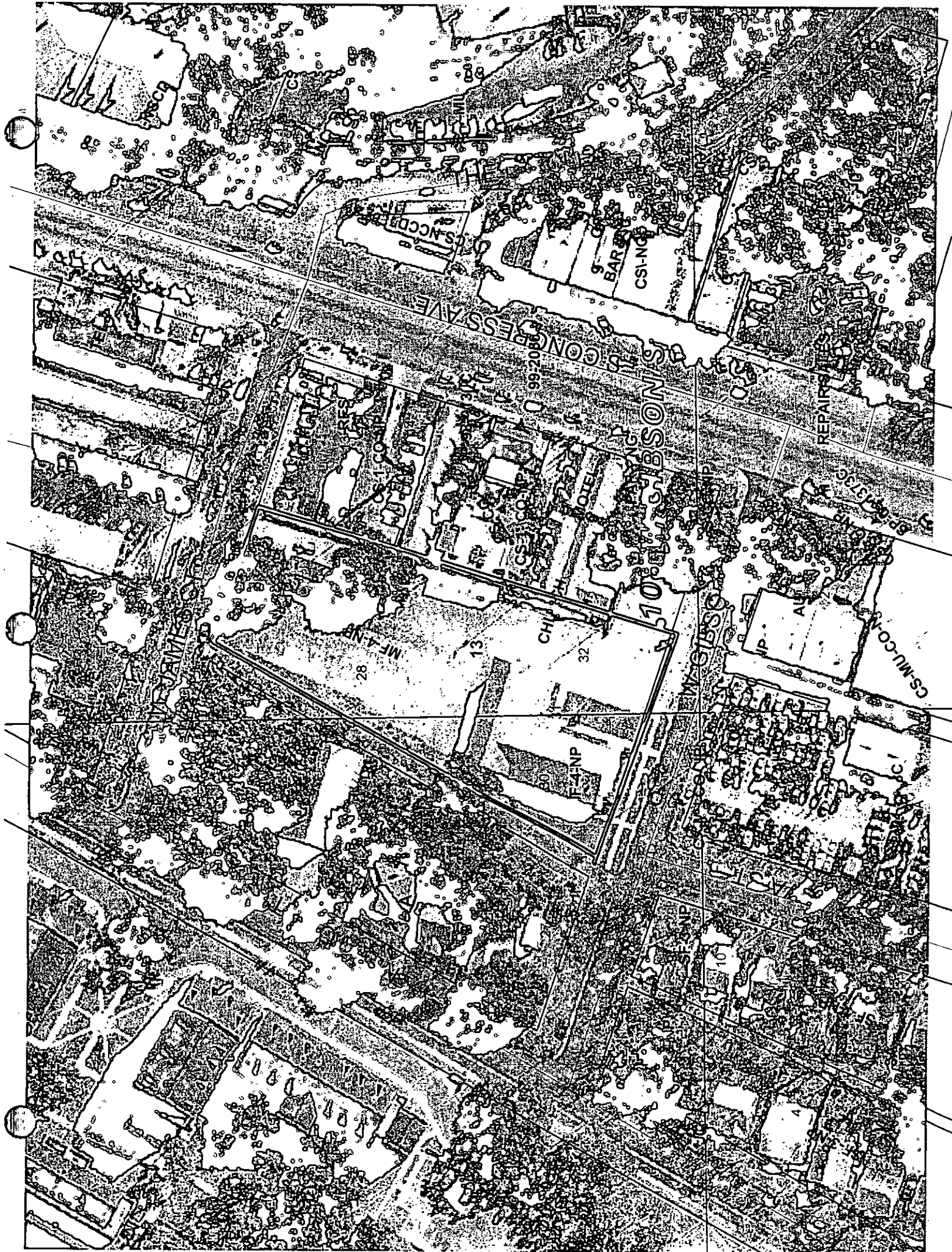
Bouldin Creek Neighborhood Planning Area Future Land Use Map

Neighborhood Planning and
Zoning Department
March 2002

A comprehensive plan shall not
constitute zoning regulations or
establish district boundaries.

	Single-Family		Mixed Use
	Higher-Density Single-Family		Civic Open Space
	Multifamily		
	Commercial		





SUMMARY STAFF RECOMMENDATION

Staff recommends approval of CS-MU-CO-NP. The CO would reflect staff conditions as well as conditions agreed to by the neighborhood and applicant.

- Site Development Standards:
 - Limited to 1,400 unadjusted trips per day
 - Minimum Lot Width = 50'
 - Street side yard setback = 10'
 - Max. Building Coverage = 60%
 - Max. Impervious Cover = 75%
 - Max. Floor to Area Ratio = 1.25:1
 - Min. lot size = 5750 sq. ft.
 - Max. Height = 45 feet
 - Front yard setback = 10'
 - Interior Side Yard = None
 - Rear Yard = None
- The following uses would be permitted:
 - Administrative and Business Offices
 - Art Gallery
 - Art Workshop
 - Condominium Residential
 - Counseling Services
 - Group Home (Class I and II)
 - Hotel/Motel
 - Off-Site Accessory Parking
 - Off-site accessory parking shall only be provided for Lots 12 through 19, Block 13, Newning's Resubdivision of Blocks 13 and 2A, Swishers Addition.
 - On-site surface parking shall be prohibited.
 - Personal Improvement Services
 - Personal Services
 - Personal improvement service and personal service land uses shall only be allowed within 100 feet of the east property line.
 - Professional Offices
 - Software Development
 - Townhouse Residential
- Native vegetation, fencing, or another type of screening shall be constructed along the west property line.
- Non-residential development shall be limited to a total of 4,000 square feet of building(s) space, excluding the off-site parking.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. *Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

The change from MF-4-NP to CS-MU-CO-NP is a compatible change that will allow for a modest, appropriate level of mixed use infill.

EXISTING CONDITIONS

Site Characteristics

The 1.54-acre tract proposes condominium and retail uses. The site is located in south Austin one block west of South Congress on Gibson Street, with frontage also on James Street. The project, which is currently zoned Multi Family Neighborhood Plan (MF-4-NP), is requesting a change to Commercial Services Mixed Use Conditional Overlay Neighborhood Plan (CS-MU-CO-NP). The tract will have vehicular access to James Street and Gibson Street. Surrounding the tract to the north is James Street, to the west is single family, to the east is a motel and restaurant and Gibson Street creates the southern border.

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the East Bouldin Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.
3. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.
4. According to flood plain maps, there is no flood plain within the project area.
5. At this time, the site is developed with a building, driveways and a parking lot. Aside from existing trees, there are no significant environmental features on the site.
6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Transportation

No additional right-of-way is needed at this time.

The trip generation under the requested zoning is estimated to be 8,221 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics). The applicant proposes to construct 4,000sf of retail and up to 85 condominiums which will generate approximately 1,397 trips per day.

A Neighborhood Traffic Analysis is required and will be performed for this project by the Transportation Review staff. Results will be provided in a separate memo. LDC, Sec. 25-6-114.

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

Capital Metro bus service is available along South Congress Avenue.

Existing Street Characteristics:

NAME	ROW	PAVEMENT	CLASSIFICATION	BICYCLE PLAN	CAPITAL METRO	SIDEWALKS
Gibson Street	70'	30'	Collector	No	No	Yes
James Street	60'	30'	Collector	No	No	No

Water and Wastewater

The site is currently served with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or adjustment are required, the landowner, at own expense, will be responsible for providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City of Austin design criteria. The utility construction must be inspected by the City. The landowner must pay the associated and applicable City fees.

Site Plan

The site is subject to compatibility standards. Along the west property line, the following standards apply:

- No structure may be built within 25 feet of the SF-3 zoned property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.

- No parking or driveways are allowed within 25 feet of the property line.
- In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

Additional design regulations will be enforced at the time a site plan is submitted.



MEMORANDUM

TO: Robert Heil, Case Manager
CC: Amanda Morrow, Armbrust and Brown
FROM: Emily M. Barron, Senior Planner
DATE: May 16, 2006
SUBJECT: Neighborhood Traffic Analysis for James Street and Gibson Street
Zoning Case: San Jose Lofts C14-06-0080

The Transportation Section has performed a neighborhood traffic impact analysis for the above referenced case and offers the following comments.

The 1.54-acre tract proposes condominium and retail uses. The site is located in south Austin one block west of South Congress on Gibson Street, with frontage also on James Street. The project, which is currently zoned Multi Family Neighborhood Plan (MF-4-NP), is requesting a change to Commercial Services Mixed Use Conditional Overlay Neighborhood Plan (CS-MU-CO-NP). The tract will have vehicular access to James Street and Gibson Street. Surrounding the tract to the north is James Street, to the west is single family, to the east is a motel and restaurant and Gibson Street creates the southern border.

Roadways

James Street is classified as a neighborhood collector with 60' of right-of-way and 30' of pavement. This roadway carries approximately 487 vehicles per day (vpd).

Gibson Street is classified as a neighborhood collector with 70' of right-of-way and 30' of pavement. This roadway carries approximately 299 vehicles per day (vpd).

Trip Generation and Traffic Analysis

Based on the ITE's publication Trip Generation, the proposed development at the time of site plan will generate approximately 1,397 vehicles per day (vpd).

Trip Generation		
LAND USE	SIZE	Trips Per Day
Retail	4,000sf	838
Condominiums	85du	559
TOTAL		1,397

Distribution of trips was estimated as follows:

Street	Site Traffic
James Street	60%
Gibson Street	40%

Below is a table containing the estimated number of trips that will affect each street:

Street	Existing Traffic (vpd)	Site Traffic (vpd)	Total Traffic after Project (vpd)
James Street	487	838	1,325
Gibson Street	299	559	858

The Land Development Code specifies desirable operating levels for certain streets in section 25-6-116. These levels are as follows: A residential local or collector street with a pavement width of 30' or greater should carry 1,800 vehicles per day or less.

Conclusions

1. The neighborhood traffic analysis was triggered because the projected number of vehicle trips generated by the project exceeds the vehicle trips per day generated by existing uses by at least 300 trips per day, and the project has access to a local or residential collector street where at least 50 percent of the site frontage has an SF-5 or more restrictive zoning designation. James Street and Gibson Street are both classified as residential collector roadways.
2. The traffic along James Street and Gibson Street does not exceed the requirements established in Section 25-6-116.
3. This site should be limited through a conditional overlay to 1,400 unadjusted trips per day.
4. The City Council may approve a zoning application if it is determined that the applicant has satisfactorily mitigated adverse traffic effects or the projected additional traffic from a project has an insignificant effect on the residential street.

If you have any questions or require additional information, please contact me 974-2788.

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